

MASTER PLAN RECLASSIFICATION PROGRAM - SOUTH BERKELEY AREA

Portions of South Berkeley, shown on the map on the back of this page, will be considered for rezoning in the next few months. This pamphlet is to give residents of the South Berkeley area advance information about the rezoning (or reclassification) proposals, some general information about the Master Plan and the Zoning Ordinance, and how properties are rezoned.

WHAT IS THE BERKELEY MASTER PLAN?

The Berkeley Master Plan is a book that sets forth with maps and a written text what the City should be like in the future. It was adopted by the City Council in 1977 after several years of study by the Planning Commission and Berkeley citizens who met many times to decide what the plan should show.

WHAT IS THE ZONING ORDINANCE?

The Zoning Ordinance is the law that tells property owners how they can use their land. The Zoning Ordinance includes a map which divides the City into different zoning districts; every property in Berkeley is in a zoning district. The Zoning Ordinance also includes written regulations for each district that tells how properties in that district can be used. There are districts for stores, offices and other businesses, (Commercial Districts); for factories, (Manufacturing Districts); and for houses and apartment buildings (Residential Districts). Residential Districts, ("R" Districts for short), range from R-1 which limits new buildings to single family houses to R-4 which permits large apartment buildings. In between these extremes are other residential districts which permit two or more dwellings on a given amount of land. The lower the zoning district number, the fewer dwellings are permitted on a lot in that zone (district).

WHAT DOES RECLASSIFICATION MEAN?

Reclassification. (or rezoning) just means changing a part of the City from one district to another.

WHY ARE RECLASSIFICATIONS PROPOSED?

The Master Plan studies indicated that many people in Berkeley felt that certain residential neighborhoods were zoned to allow too high a residential density, (too large apartment buildings with too many people were permitted), so the reclassifications were proposed to put those neighborhoods in districts that would not permit such large buildings in the future.

HOW DOES RECLASSIFICATION AFFECT EXISTING BUILDINGS?

If a zoning district changes, existing buildings can continue to be used even though they may have more apartments than the new regulations permit, (if the apartments were put in legally). Such buildings are called "legally non-conforming buildings".

HOW ARE REZONING DECISIONS MADE?

Reclassification actions are started by the Planning Commission, which voted to start a process in the South Berkeley Area for zoning changes in October 1977. Once that is done, all new development has to meet the new, stricter zoning regulations until the area is studied and a final decision on the reclassification is made.

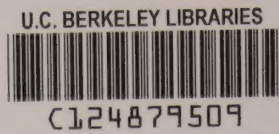
Seven other areas of the City were initiated at the same time and the process on those areas has been completed; the process of rezoning South Berkeley will happen in the fall of this year.

When studies of land use patterns in the area by the Comprehensive Planning Department are complete, the Planning Commission will hold a public hearing to hear what everyone concerned has to say about the reclassification. Notices are sent to owners and posted on each block to advertise the hearing and invite citizens to give their views. Opinions can be offered in person at the hearing or by writing a letter.

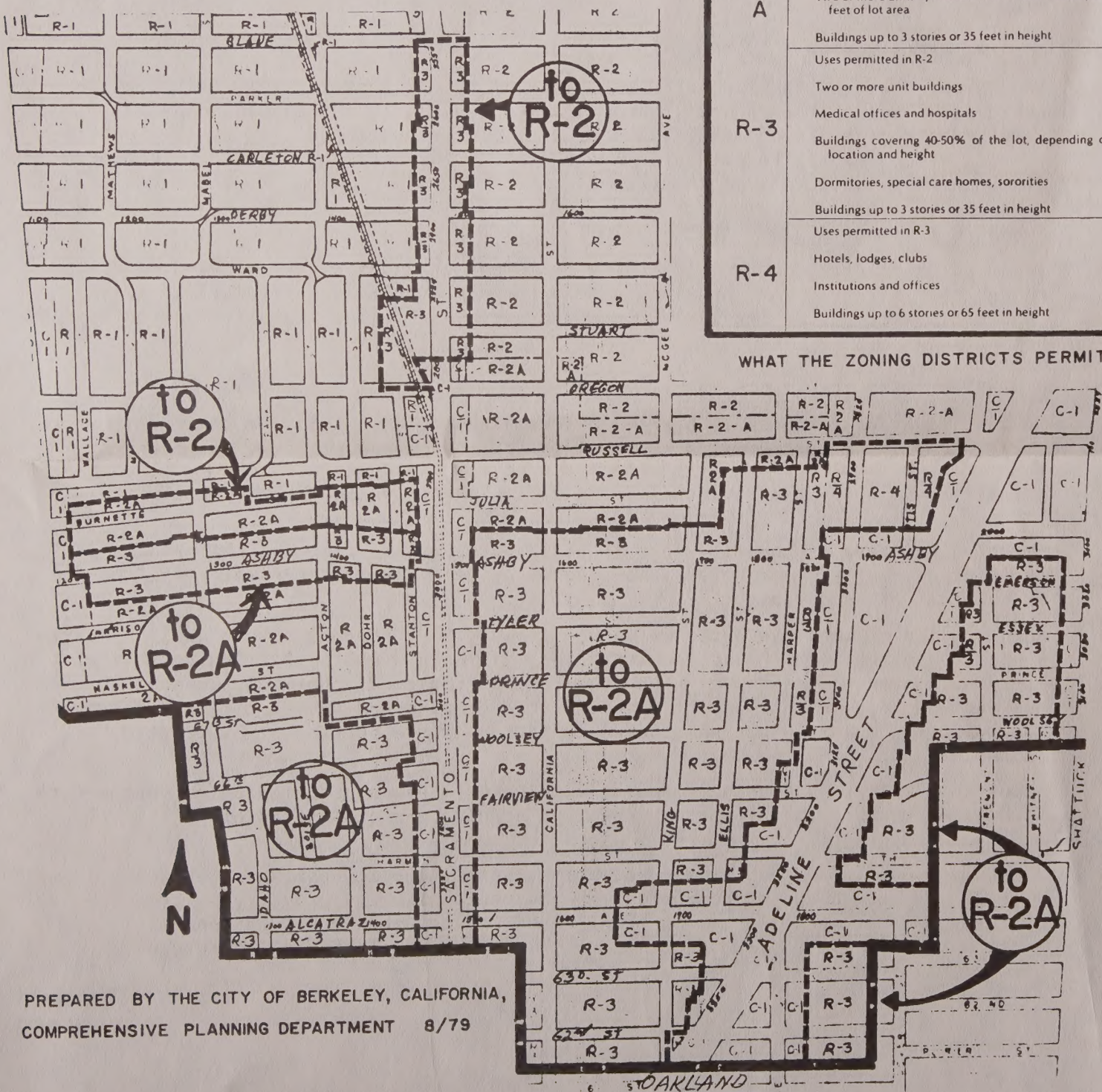
After the public hearing the Planning Commission makes a recommendation to the City Council on whether all or part of the area should be reclassified or left in the old zoning district.

The City Council then advertises and holds its own public hearing after which it will vote on whether to amend the zoning map and reclassify the property as proposed, or not, and the reclassification is then over. The new zoning regulations will then control how the properties affected may be used or developed in the future.

For Further Information
 Call or Write:
 CITY OF BERKELEY
 COMPREHENSIVE PLANNING DEPARTMENT
 2180 MILVIA STREET
 BERKELEY, CALIFORNIA 94704
 Phone: 644-6534



PROPOSED RECLASSIFICATIONS IN SOUTH BERKELEY AREA



R-2	Single Family Dwellings Two or more units up to one unit for each 2500 square feet of lot area Buildings up to 3 stories or 35 feet in height
R-2 A	Uses permitted in R-2 Two or more units up to one unit for each 1650 square feet of lot area Buildings up to 3 stories or 35 feet in height
R-3	Uses permitted in R-2 Two or more unit buildings Medical offices and hospitals Buildings covering 40-50% of the lot, depending on location and height Dormitories, special care homes, sororities Buildings up to 3 stories or 35 feet in height
R-4	Uses permitted in R-3 Hotels, lodges, clubs Institutions and offices Buildings up to 6 stories or 65 feet in height

WHAT THE ZONING DISTRICTS PERMIT